

BOOM FOR REALTY IN CITY'S CENTER

New York Avenue and H Street Rapidly Becoming Commercial.

ANOTHER RESIDENCE SOLD FOR BUSINESS

Transformation in This Section Affording Unusual Speculation Opportunity.

The rapid commercializing of New York Avenue is evidenced again in this week's realty transactions.

The announcement that a three-story dwelling in the 900 square of that street had been bought and was to be remodeled into business property—the third sale made in the square for the same purpose within five months—leaves little room for doubting that investors are hurrying the development of this portion of the Capital's business section.

Not only have three residences, numbered 928, 929 and 930 New York Avenue, been bought within less than half a year for the purpose of being turned into business properties, but two other residences, 922 and 924, in the same square have been sold within the same period, and there is every probability that they will be remodeled in the near future.

Sales of five houses in one square, with three of them bought to be made into business houses, and held as investments, is about as much proof as one could look for in support of the assertion that the particular section is experiencing a rapid commercial growth. And, while the 900 square probably accentuates the trend and character of the development, yet it is revealed almost as clearly in the realty transactions made in the other squares of New York Avenue, which are at all near the city's business section, or in the indicated line of its growth.

With the commercial transformation of New York Avenue, realty operators, and others, are being afforded some unusual opportunities for speculation. This comes in the form of rental as well as speculation sales. As an illustration of the former, it is said that the rentals in the Frederick apartment house, located at Ninth and New York Avenue, purchased some time ago by a local real estate firm, have been increased an even 100 per cent.

Apartments in the building, which formerly brought \$5 per month, were raised to \$15, but, notwithstanding, practically none of the tenants left. Regarding the feature of sales speculation, stories are going the rounds of the real estate offices that Joseph W. Tyler, who purchased the residence at 928 New York Avenue, has refused a price for it which would have cleared him \$2,000, and that the new owner of the building at 104 New York Avenue, who acquired it for \$10,000, has turned down an offer of \$11,000 for it.

Just as rapid a commercial growth is experienced in H Street, and indications point to the bulk of business property deals made in Washington this winter being confined to the two streets.

While weather conditions have not been quite as favorable this week as last, a great deal of suburban property has been disposed of, and residences, principally the moderate-priced type, have come in for the usual amount of attention given them by home-seekers and investors.

Auction houses report large attendance at sales.

MRS. HATTIE HUGHES PURCHASES HOME

The attractive suburban residence formerly owned by Mrs. Mary Jane Parsons at the southeast corner of Thirty-first and A Streets, Mt. Rainier, Md., has been purchased by Mrs. Hattie A. Hughes for a consideration said to have been \$4,500.

The deal was made through Willig, Gibbs & Daniel. Being of the two-story and attic design, the house contains seven large rooms and a tiled bath and occupies a 100 by 150-foot lot.

MURDERERS KILL EIGHT
PLASCHEN, Germany, Nov. 20.—Unknown murderers tonight hacked to death with an axe a farmer, his wife and five children, and his father-in-law.

SECURE THIS BARGAIN A NET 12 PER CENT INVESTMENT

"DO IT NOW"

A handsome brick house (arranged for two families), 10 rooms, 2 baths, gas range, large concrete cellar, furnace heat. Lot, east front, 20 by 150 feet. Located near Rhode Island Ave. and 35th St. N. W.

Annual rental \$600.00 and less than \$4,000 will buy it, of which \$3,500 is a first trust at 5%, having nearly three years to run. Will yield 12% net on equity. Owner living in California, orders an immediate sale.

A. F. FOX COMPANY
N. E. Cor. 14th and N. Y. Ave. 1t

Five Sold One Left

This is the last chance you'll have to own one of these

Beautiful Homes

Come out to see it this very day. There's always an agent on the premises day and night, week days or Sunday to show you around. It has

Six Rooms Concrete Cellar
Tile Bath Hot-water Heat
and other features equally attractive.

ONLY ONE LEFT
No. 714 7th St. N. E.

Between G and H Sts.

**Willett & Reinecke
Company,**
1309 H Street Northwest

REAL ESTATE TO PLAY PART IN CONVENTION

Several Addresses on Realty Topics Are Scheduled for Sessions of the Southern Commercial Congress. Colonization Project Is Being Advocated.

Washington real estate men are interested in the big part which the subject of real estate is to play at the coming sessions of the Southern Commercial Congress.

There are to be six addresses delivered before the congress on various real estate topics, one of which will be on "Colonization Opportunity in the South," by Hugh MacRae, of Wilmington, N. C.

Mr. MacRae has conducted a number of successful colonization projects. It will be pointed out that the South's most rapid agricultural development can come only through groups of families buying tracts having contact with each other, which will permit school privileges, joint marketing, etc. There is a probability that local realty operators will be asked to give their support to the colonization plan, and assist the South's agricultural development along comprehensive, well defined lines.

The other five addresses to be delivered are on "Neglected Agricultural Opportunities in the South," by Assistant Secretary of Agriculture Willett M. Hays and Commissioner of Agriculture for Virginia G. W. Kolner; "Opportunity for Southern Propaganda in the British Isles and Europe," by Thomas L. Field, London, England; "Manufacturing Opportunities in the South," by Gen. Julian S. Carr, Durham, N. C.; and "The Good Roads Movement in the South," by J. E. Pennybacker, Jr., chief of road management, office of public roads.

The Washington public is invited to attend the sessions of the congress, which begin December 6. Statistics will be presented to show that three-fourths of the South's agricultural territory is undeveloped, which renders sure a time of active demand for farm land, and that time is now approaching.

FIRM SUCCESSFUL IN MAKING SALES

Willett & Reinecke Dispose of Much Property in Last Few Weeks.

Sales of dwellings made during the past few weeks, in which the total consideration brought is said to have aggregated more than \$80,000, have been reported, as follows, through the real estate office of Willett & Reinecke:

For George W. Axson to Miss Fannie H. Corson, of Fredericksburg, Va., premises 716 and 718 Quincy street northwest, containing seven rooms and bath each. For the Capitol Building Corporation to Gwynette W. Christian, 22 V street northwest, a seven-room and bath of the colonial type. For Martin L. Gottwald the following new houses: To Emil Walter, 716 Seventh street northeast; to Gerard T. Terwisse, 718 Seventh street northeast; to Robert E. Lanford, 714 Seventh street northeast; to Anna J. Kelly, of Alexandria, Va., 720 Seventh street northeast. For Abraham Corson to Miss Fannie H. Corson, premises 613 and 615 Morton street northwest, each containing six rooms and bath. For Miss Doree to Charles H. Ainslie, 909 and 911 Morton street northwest, and cellar brick 1354 Tenth street northwest, to Antonio D'Ambrosio. For Fritz W. Baum, the three-story bay-window brick 413 A street northeast, to John L. Lord, who Carl F. and Alice A. Mayer, the three-story and cellar bay-window brick 3459 Holmead Avenue northwest, to Walter L. Palmer. For E. K. Lundy & Co., the two-story and cellar brick, to Josephine E. Hayes. For Catharine and E. J. Handly to Henry M. Landford, premises 221 Seventh street northeast and the adjoining lot.

**SALES PUT THROUGH
BY F. T. RAWLINGS**
The office of Frank T. Rawlings has closed recently negotiations for the transfer of several lots and houses, among the sales reported being the following:

For Frank T. Rawlings, lot in Takoma Park, \$150; for Mrs. V. S. Carpenter, 807 K street northeast; for trustees of Kendall Green to Jesse W. Rawlings, 311 N street northeast; for E. F. Schwartz, 56 Twenty-second street northwest; for A. R. Taylor to Thomas R. Harney, 319 I street northeast; for M. E. Little, 509 Navy court; for Percy E. Russell, three houses on Harvard street northwest; for J. M. Richardson to Miss E. J. Higgins, 1217 E street northeast; for Mr. Granger to F. W. Glen, 32 V street northwest; to Miss Brown, 733 St. Katharine street northeast; 25 H street northwest to party who will occupy it as business property.

Notwithstanding the work of revising Washington's building regulations has been recently completed, there is every probability that the section relating to concrete construction is scheduled to come in for considerable discussion and, even, re-revision, at no distant date.

In fact, the discussion already has started on the question of the use of cinders in concrete construction. New York has begun to change its building ordinances relating to the subject, and local builders are watching the developments in Gotham with no little interest. It is pretty certain that whatever decision New York reaches will set a strong precedent for the Capital City.

Washington's regulation regarding the use of cinders, builders claim, is good enough, except that its enforcement practically is impossible. To have the regulation complied with would require an inspector in every building in which concrete is used, they assert.

For this reason, it has been suggested, the use of cinders should be prohibited entirely.

While a great amount of high-class, reinforced concrete construction has characterized building activity in the principal American cities during the past year, on the other hand, it is asserted, an alarming amount of dangerously inferior work has been done, principally in the employment of cinder concrete. The most dangerous element in cinder concrete is that the mixing of cinders and water forms a weak sulphuric acid, which attacks the reinforcing steel rods.

It has been proposed in New York to absolutely bar the use of cinder concrete in the structural parts of buildings.

**Work Will Commence on
Woodward's Costly Building Next Week.**

Washington is soon to have its second apartment house equipped with duplex apartments.

Work on the structure, which is to be seven stories high, costing \$35,000, will be started next week. The building will be located on Connecticut Avenue, this side of the bridge, and directly opposite the Dresden apartment house. It is to be the property of S. W. Woodward. Plans for the structure have been prepared by Harding & Upman, architects, while the building contract has been let to Samuel Edmondson.

By the duplex arrangement is meant the extension of a suite to two floors instead of confining it to one, as is generally done. The only building in the city now having duplex apartments is the Cordova, located at Twentieth street and Florida Avenue. The Woodward apartment house will be one of the costliest and handsomest in Washington. Its general outline will be distinctly Spanish, and it will be equipped with a roof garden. It is planned to have it completed by the 1st of August.

SHOT IN THE BACK.
GETTYSBURG, Pa., Nov. 20.—George Wolf, Government employe on the battlefield, was mysteriously and critically shot in the back while at work at Culp's Hill. No report of a gun was heard.

Northeast Homes

Location,
6th and Florida Ave.

6 and 8 Rooms
(2 Corners)

HOT-WATER HEAT. First floors finished in hardwood; nicely decorated; cabinet mantel; 3-oven gas range; lots 21 feet front (corners larger). BUILT UNDER PERSONAL DIRECTION OF OWNER. Price, \$4,250. Corners, \$5,000. \$300 to \$500 cash, balance easy. Open Sunday.

Butler-Taliaferro Co.
Cor. 9th and H Sts. N. W. 1013-3t

CONCRETE CODE MAY BE CHANGED

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Go Out to See These Tomorrow



**The Biggest Value in Houses in the Southeast
714 to 720 Kentucky Ave. S.E.**

Six rooms, fine bath, concreted cellar, HOT WATER HEAT. Unusually well finished, colonial style; large yards, running through to Sixteenth street; twenty feet wide.

Price \$3,750
\$150 Cash and \$20 Monthly

Moore & Hill, Inc.
1333 G Street N. W.

Butler-Taliaferro Co.
Cor. 9th and H Sts. N. W. 1013-3t

PLANNING TO REBUILD A HOME IN VIRGINIA

Alexander J. Wedderburn Arranging to Erect House in Place of Burned One.

Alexander J. Wedderburn, the Washington patent attorney, whose handsome home at Wedderburn station, near Fairfax, Va., was destroyed by fire early Thursday morning, expects to rebuild as soon as plans can be arranged. The fire loss amounted to about \$25,000, and included several valuable family bedrooms.

While the origin of the fire is not definitely known, it is thought sparks from a chimney fell on and ignited the shingle roof. Because of the insufficiency of water, the flames soon gained too great a headway to be checked. Despite the efforts of the Wedderburn family and neighbors the handsome home was soon reduced to a smoldering ruin.

NEW DWELLING SOLD.

One of the two-story buildings recently erected by Clarence B. Hight, located at 1641 G street southeast, has been sold through Willig, Gibbs & Daniel. The house is of colonial design, and, it is understood, will be occupied by the purchaser. The price paid for it is said to have been \$2,500.

SIMPLE REMEDY FOR KIDNEYS

Pain in the back, rheumatic pains, frequent and scanty urination, soreness in hips or groins, puffiness under the eyes are nature's warnings that the kidneys are deranged and need immediate attention to prevent serious trouble such as diabetes or Bright's disease. The following prescription is known to be one of the most effective obtainable. One-half ounce fluid extract Buchu, one-half ounce Muxa compound, six ounces good pure gin. Take in doses of one to two teaspoonfuls after each meal. Any good druggist will mix or furnish these ingredients.

MANY LOTS SOLD.

Following the opening of the real estate office of John L. Knapp, on October 12, R. M. Knapp reports having sold for the office four lots in Ellaston terrace, two in Woodridge, five in Sherwood, one in Groves Park, and one at Port Saratoga. The total consideration realized amounts to more than \$30,000.

MILLS MAY CUT WAGES.

FALL RIVER, Mass., Nov. 20.—The 30,000 operatives in the eighty cotton mills of Fall River will face a reduction of nearly 9 per cent in their wages December 15 unless the manufacturers decide to waive their right to make a cut which they will have under the so-called sliding-scale agreement which has been in force for several years.



Also 517 K Street N. E., \$3,650
(Lot 20x100)

Also 321 Ninth N. E., \$4,000
Terms
\$300 Cash \$20 Monthly

The above houses have 6 rooms and bath; hardwood finish; steel construction; porcelain tubs and sinks.

Open at All Times

H. R. HOWENSTEIN CO.
1314 F Street N. W.

A SUBURBAN HOME
Ready for Occupancy



Located on Morrison Street, Chevy Chase, D. C.

Built with the idea of presenting to the intending purchaser a home as complete in every detail as though he had planned it himself.

\$9,000

Lot 70x130 to 15-foot alley. Reception hall, living-room, dining-room, pantry, and kitchen on first floor. Five large bedrooms and bath on second floor.

Apply to
THOS. J. FISHER & CO., Inc.
738 15th St. N. W.



**An Ideal Location Among Beautiful Residences
Wisconsin Avenue and 35th Street**

Near Episcopal Cathedral and U. S. Observatory. New, thoroughly modern six-room dwellings complete in every particular. Large lot, 20 ft. 6 in. wide by 120 ft. deep. Large front porch, 8 ft. deep by 18 ft. wide. Concrete cellar under entire house. Hot-water heat. Every room bright and cheerful. Decorations can be selected. Trimmed through out in hardwood. Hardwood floors. Large closets.

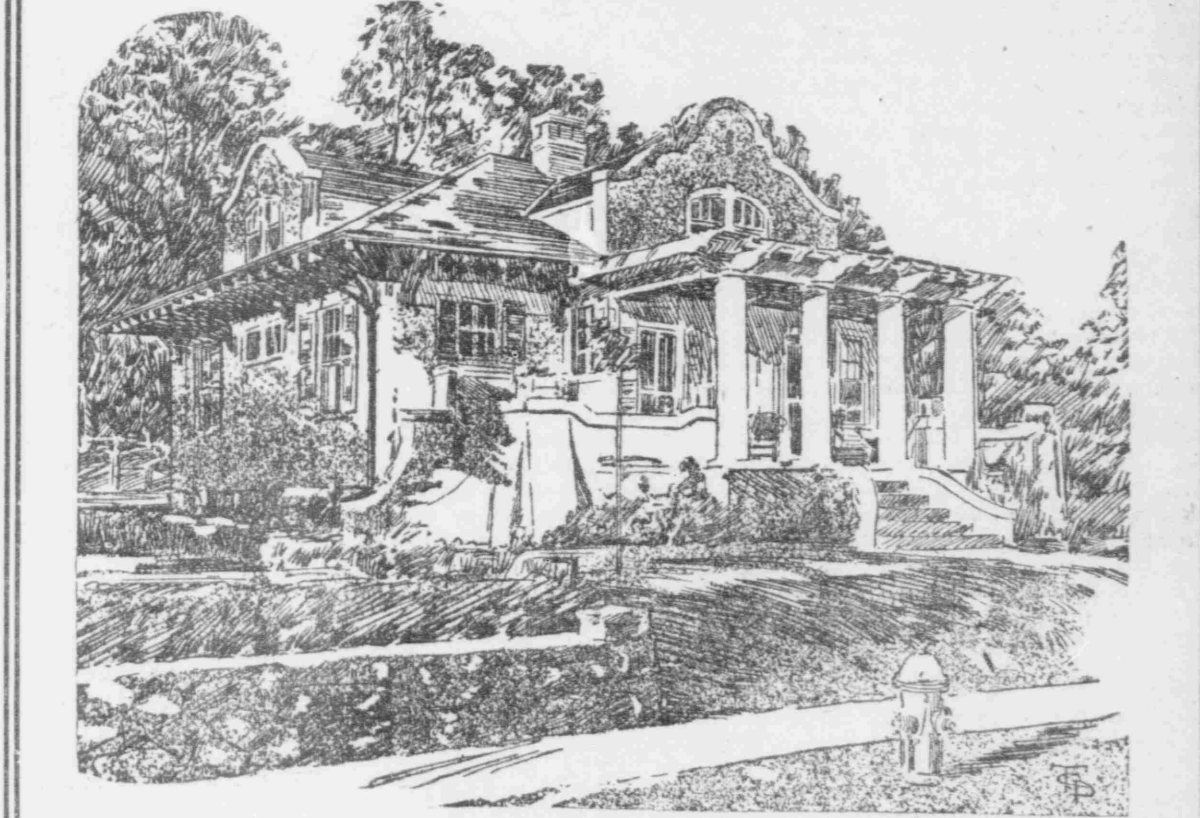
Price, \$5,500
Terms Reasonable

Lewis & Jones Company, 617 E Street N. W.

An Unusual Opportunity

To Secure a

Chevy Chase Home



Owner leaving town, and this beautiful home must be sold. Will sacrifice for

\$8,250

Every convenience of a city home coupled with a location unsurpassed in the Suburb Beautiful.
THOS. J. FISHER & CO., Inc.
Phone Main 6830 738 15th Street N. W.